

# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT); ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FOR THOSE STREETS, EASEMENTS AND TRACTS SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO OR BENEFITING A PERSON OR ENTITY OTHER THAN THE PUBLIC, WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

TALUS 7 & 8 INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_  
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS  
INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF TALUS 7 & 8 INVESTMENT, LLC.,  
A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH  
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

SIGNATURE OF  
NOTARY PUBLIC \_\_\_\_\_

TITLE \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

REVISED PARCEL 6C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA13-00004,  
RECORDED UNDER RECORDING NUMBER 20140409900010, IN KING COUNTY, WASHINGTON.

## CITY OF ISSAQUAH APPROVALS

### DSD AND PWE APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
DSD LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
PUBLIC WORKS ENGINEERING DIRECTOR

### DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL  
SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS  
OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS \_\_\_\_\_ OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
CITY OF ISSAQUAH, FINANCE DIRECTOR

### MAYOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

### KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT  
SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL  
ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN  
CONTAINED, DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DEPUTY

### DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

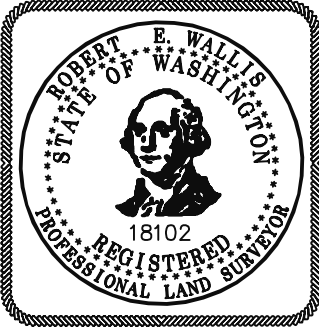
\_\_\_\_\_  
KING COUNTY ASSESSOR

\_\_\_\_\_  
DEPUTY ASSESSOR

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS PARCELS 7 & 8 IS BASED UPON AN ACTUAL  
SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS  
REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN  
THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS  
SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED  
WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



\_\_\_\_\_  
ROBERT E. WALLIS, PROFESSIONAL LAND  
SURVEYOR. CERTIFICATE NO. 18102  
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES  
20300 WOODINVILLE-SNOHOMISH RD NE, SUITE A  
WOODINVILLE, WASHINGTON 98072  
PHONE: (425) 415-2000

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 201\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN  
VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, RECORDS OF KING  
COUNTY, WASHINGTON.  
DIVISION OF RECORDS AND ELECTIONS

\_\_\_\_\_  
MANAGER

\_\_\_\_\_  
SUPERINTENDENT OF RECORDS

PORTION OF THE NW 1/4 OF THE SW 1/4, NE 1/4 OF THE SW 1/4, SW 1/4 OF THE SW 1/4 AND  
SE 1/4 OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN,  
IN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## EASEMENT PROVISIONS

1. PRIVATE ACCESS AND UTILITY EASEMENTS SHOWN HEREIN AS "DRY UTILITY EASEMENT", EITHER 5 FOOT OR 10 FOOT IN WIDTH, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO CENTURY LINK COMMUNICATIONS, COMCAST AND OTHER PRIVATE UTILITY PURVEYORS AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREAS SHOWN ON THE PLAT, ALL IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY TELEPHONE, CABLE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE EASEMENT AREA SHALL BE RESTORED AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION BY ANY PERSON PERFORMING WORK IN THE EASEMENT.

2. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 63, THE CITY OF ISSAQUAH AND ALL PROVIDERS OF EMERGENCY VEHICLES AND SERVICES OVER AND ACROSS THE ROADWAYS IN TRACTS D AND E.

3. UNLESS LABELED AS TALUS RESIDENTIAL PROPERTY ASSOCIATION (TRA) EASEMENTS, THE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENTS SHOWN HEREIN AS "PRIVATE STORM DRAIN EASEMENT" OR "PRIVATE SANITARY SEWER EASEMENT" ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED BY SAID EASEMENTS FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIRS AND OPERATION OF SANITARY SEWER AND STORM DRAINAGE FACILITIES. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF SAID UTILITIES.

- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 1 THROUGH 3 AND THE ADJOINING PRIVATE STORM DRAIN EASEMENTS IN TRACTS A, BB AND N ARE TO THE BENEFIT OF LOTS 1 THROUGH 4.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 5 IS TO THE BENEFIT OF LOTS 5 AND 6.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 5, 6 AND 7 AND THE ADJOINING PRIVATE STORM DRAIN EASEMENT IN TRACTS A AND BB ARE TO THE BENEFIT OF LOTS 5, 6, 7 AND 8.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 10 THROUGH 15 AND THE ADJOINING PRIVATE STORM DRAIN EASEMENT IN TRACTS A AND BB ARE TO THE BENEFIT OF LOTS 9 THROUGH 16.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 18 AND 19 IS TO THE BENEFIT OF LOTS 18 AND 37.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 21, 22 35 AND 36 IS TO THE BENEFIT OF LOTS 21, 35 AND 36.
- THE 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 21 THROUGH 28 IS TO THE BENEFIT OF LOTS 21 THROUGH 28.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 25 AND 26 IS TO THE BENEFIT OF LOTS 31 THROUGH 34.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 29 IS TO THE BENEFIT OF LOTS 29 AND 30.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 31, 32 AND 33 IS TO THE BENEFIT OF LOTS 31 THROUGH 34.
- THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 29 THROUGH 33 IS TO THE BENEFIT OF LOTS 29 THROUGH 34.
- THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOT 36 IS TO THE BENEFIT OF LOTS 35 AND 36.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 45 THROUGH 48 AND THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOT 49 AND IN THE ADJOINING TRACT O IS TO THE BENEFIT OF LOTS 44 THROUGH 49.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN TRACT O IS TO THE BENEFIT OF LOT 49.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 56 IS TO THE BENEFIT OF LOTS 55 AND 56.
- THE PRIVATE STORM DRAIN EASEMENT IN THE WEST 6.5 FEET OF LOTS 50 THROUGH 56 IS TO THE BENEFIT OF LOTS 50 THROUGH 56.
- THE 10 FOOT AND 15 FOOT WIDE PRIVATE STORM DRAIN EASEMENTS IN LOTS 57 AND 58 AND IN THE ADJOINING EASEMENT IN TRACT F ARE TO THE BENEFIT OF LOTS 57, 58 AND 59.
- THE 15 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 58 AND THE ADJOINING EASEMENT IN TRACT F ARE TO THE BENEFIT OF LOTS 57, 58 AND 59.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 61 AND THE ADJOINING EASEMENT IN TRACTS F, T, KK AND LL IS TO THE BENEFIT OF LOTS 60 AND 61.
- THE 15 FOOT WIDE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENTS IN LOT 62 AND THE ADJOINING EASEMENT IN TRACTS F AND JJ ARE TO THE BENEFIT OF LOTS 62 AND 63.
- THE 8 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 24 AND 25 IS TO THE BENEFIT OF LOTS 21 THROUGH 24 AND LOTS 33 THROUGH 36.

4. A UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON TRACTS A, C, D, E, G, M AND N FOR THE PURPOSE OF PUBLIC WATER, STORM DRAIN AND SANITARY SEWER LINES AND FACILITIES. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PUBLIC UTILITIES. THE EASEMENT AREA SHALL BE RESTORED AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION BY ANY PERSON PERFORMING WORK IN THE EASEMENT.

5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE PUBLICLY DEDICATED STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A SIDEWALK SYSTEM FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSE STATED.

6. A 5 FOOT WIDE BY 35 FOOT LONG EMERGENCY VEHICLE OVERHANG EASEMENT, AS SHOWN IN LOT 20, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH.

7. THE TALUS RESIDENTIAL PROPERTY HOMEOWNER'S ASSOCIATION (TRA) IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, ALL PRIVATE UTILITIES WITHIN PUBLIC RIGHTS OF WAY, WITHIN LOTS WITH PRIVATE EASEMENTS CONVEYED TO THE TRA AND WITHIN TRACTS OWNED BY THE TRA NOT OTHERWISE CONVEYED TO A LOT OR LOTS. THE LOCATIONS OF THE PRIVATE UTILITIES ARE SHOWN IN THE APPROVED AS-CONSTRUCTED UTILITY PLANS ON FILE AT THE CITY OF ISSAQUAH.

THE PRIVATE STORM DRAIN EASEMENT IN THE EAST 5 FOOT OF LOTS 50 THROUGH 56 IS TO THE BENEFIT OF THE TRA AND LOTS 50 THROUGH 56.

8. A PEDESTRIAN AND RECREATION EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER ALL TRAILS, PATHS, SIDEWALKS AND RECREATION FACILITIES WITHIN TRACTS A, B, C, M, N AND O.

9. A 3.5 FOOT WIDE SIGHT DISTANCE EASEMENT AS SHOWN ON SHEET 11 IN TRACT O IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH.

10. A 7 FOOT WIDE GUARDRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER PORTIONS OF TRACTS A AND N, AS SHOWN ON SHEETS 7 AND 8.

11. A TRUCK ACCESS EASEMENT OVER A PORTION OF TRACT C AT THE ENTRANCE TO TRACT E, AS SHOWN ON SHEET 6, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH.

12. A PERMANENT CONSERVATION EASEMENT OVER THE CRITICAL AREA PORTIONS AS SHOWN ON TRACTS A, B, C, F, G AND M IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH TO PROTECT SAID CRITICAL AREAS CONSISTENT WITH THE PROVISIONS OF APPENDIX E OF THE EAST VILLAGE (TALUS) DEVELOPMENT AGREEMENT (SEE TITLE RESTRICTION 18 ON SHEET 3 OF 11). THIS EASEMENT PROHIBITS FURTHER CONSTRUCTION OR ALTERATION OF VEGETATION IN THE CRITICAL AREA WITHOUT PRIOR APPROVAL OF THE CITY, EXCEPT APPROVAL FROM THE CITY WILL NOT BE REQUIRED FOR ROUTINE MAINTENANCE OF EXISTING STRUCTURES AND FEATURES AND TO REDRESS LIFE SAFETY ISSUES. SEE ALSO NOTES AND RESTRICTIONS 16.

13. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF PUBLIC ACCESS FOR TRAILS AND OPEN SPACE RECREATION AREAS IN TRACTS A, B, C, M, N, O, S AND HH.

14. PUGET SOUND ENERGY CO., CENTURY LINK COMMUNICATIONS, COMCAST AND OTHER PRIVATE UTILITY PURVEYORS AND THEIR SUCCESSORS AND ASSIGNS ARE RESERVED AND GRANTED AN EASEMENT OVER TRACT 'R', IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACT AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE EASEMENT AREA SHALL BE RESTORED AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION BY ANY PERSON PERFORMING WORK IN THE EASEMENT.

15. A PERMANENT CONSERVATION EASEMENT OVER THE WESTERLY 50 FEET OF TRACT Q AND THE WESTERLY 50 FEET OF TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH TO PROTECT THIS 50 FOOT BUFFER AREA. THIS EASEMENT PROHIBITS FURTHER CONSTRUCTION OR ALTERATION OF VEGETATION IN THIS BUFFER AREA WITHOUT PRIOR APPROVAL OF THE CITY, EXCEPT APPROVAL FROM THE CITY WILL NOT BE REQUIRED TO REDRESS LIFE AND SAFETY ISSUES.

## EASEMENT PROVISIONS (CONTINUED)

16. A PRIVATE RETAINING WALL EASEMENT (PRWE) AS DEPICTED ON LOTS 1-16, 38-45 AND 60-63 IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS PARCELS 7 & 8 HOMEOWNER'S ASSOCIATION (HOA) FOR MAINTENANCE, REPAIR OR REPLACEMENT OF WALLS.

17. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS PARCELS 7 & 8 HOMEOWNER'S ASSOCIATION (HOA) FOR ACCESS AND WALL MAINTENANCE, REPAIR OR REPLACEMENT IN TRACTS A, B, C, F, G, N, S, T AND Q. THE SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO EXERCISING THE EASEMENT RIGHTS.

18. AN ACCESS EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON TRACT Q FOR THE PURPOSE OF MAINTAINING, REPAIRING OR REPLACING WALLS SUPPORTING CITY FACILITIES.

19. THE 8 FOOT AND 4 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 17, 18 AND 37 IS TO THE BENEFIT OF THE HOA AND LOTS 17, 18 AND 37.

20. THE 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 38 THROUGH 43 IS TO THE BENEFIT OF THE HOA AND LOTS 38 THROUGH 43.

21. THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 60 AND 61 IS TO THE BENEFIT OF THE HOA AND LOTS 60 AND 61.

## NOTES AND RESTRICTIONS

1. TRACT A IS AN OPEN SPACE, RECREATION, CRITICAL AREA, ACCESS, MAINTENANCE AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL PROPERTY ASSOCIATION (TRA). THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, INCLUDING PRIVATE STORM DRAIN FACILITIES CONTAINED THEREIN.

2. TRACTS B AND G ARE OPEN SPACE TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TRA. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

3. TRACTS C AND S ARE OPEN SPACE, RECREATION, ACCESS AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TRA. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, EXCEPT FOR PUBLIC WATERLINE AND STORM WATER FACILITIES CONTAINED THEREIN.

4. TRACTS D AND E ARE ACCESS AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS PARCELS 7 & 8 HOMEOWNER'S ASSOCIATION (HOA). THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, EXCEPT FOR PUBLIC WATERLINE FACILITIES CONTAINED THEREIN.

5. TRACTS F AND T ARE OPEN SPACE, ACCESS AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TRA. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND ALL PRIVATE UTILITIES CONTAINED THEREIN WITH THE EXCEPTION OF THOSE PRIVATE UTILITIES CONTAINED WITHIN PRIVATE UTILITY EASEMENTS OTHERWISE CONVEYED TO ANY LOT OR LOTS.

6. TRACT H IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ISSAQUAH UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSES OF OPEN SPACE OR DEVELOPMENT PURSUANT TO SECTION 'I' OF THE FIRST AMENDMENT OF THE TALUS DEVELOPMENT AGREEMENT.

7. TRACTS M, N AND O ARE OPEN SPACE, RECREATION AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TRA. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, EXCEPT FOR PUBLIC STORM DRAINAGE OR WATERLINE FACILITIES CONTAINED THEREIN.

8. TRACT MAINTENANCE RESPONSIBILITIES OF THE TRA, AS CALLED FOR IN NOTES AND RESTRICTIONS 1, 2, 3, 4, 5 AND 7, ABOVE, SHALL INCLUDE MAINTENANCE, CONSTRUCTION AND RECONSTRUCTION OF UTILITIES AND OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PRIVATE DRAINAGE, WATERLINE AND SANITARY SEWER FACILITIES, HARD SURFACES, LANDSCAPING AND RECREATION FACILITIES.

9. NO EXISTING LOT DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.

10. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

11. OWNERSHIP OF TRACTS A, B, C, D, E, F, G, M, N, O, Q, S AND T SHALL AUTOMATICALLY BE CONVEYED, WITH AN EQUAL AND UNDIVIDED INTEREST, TO THE OWNERS OF LOTS 1-63 UPON DISSOLUTION OF THE TALUS RESIDENTIAL PROPERTY ASSOCIATION (TRA) IF NO SUCCESSOR ORGANIZATION OF THE LOT OWNERS ASSUMES OWNERSHIP.

12. A SCHOOL MITIGATION PAYMENT SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

13. LOTS 1 THROUGH 16 AND LOTS 44 THROUGH 48 SHALL REQUIRE GRINDER PUMPS TO PROVIDE SEWER SERVICE FOR BASEMENT FLOORS.

14. TRACT R IS AN ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE CITY OF ISSAQUAH.


15. TRACTS A, B, C, F, G AND M CONTAIN STEEP SLOPE CRITICAL AREAS. SEE EASEMENT PROVISION 12.

16. THE STEEP SLOPE BUFFER AND BUILDING SETBACK HAVE BEEN MODIFIED ON LOTS 1-16, 29, 39-44 AND 56-63 PURSUANT TO CITY OF ISSAQUAH PERMIT SEP14-00001.

17. TRACTS AA, BB, CC, DD, EE, FF, GG, HH, JJ, KK, LL AND MM ARE WALL FACE TRACTS AND ARE HEREBY DEDICATED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE TALUS PARCELS 7 & 8 HOMEOWNERS ASSOCIATION (HOA). REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAID HOA RECORDED UNDER RECORDING NO. \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

18. LOTS 1 -16, 44, 45, 61, 62 AND 63 HAVE GEOGRIDS EXTENDING UNDER PORTIONS OF THE LOT. EXCAVATION DEPTH OVER GEOGRIDS SHALL BE LIMITED TO 1.5 VERTICAL FEET EXCEPT WHERE AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY.

19. TRACT Q IS AN OPEN SPACE, RECREATION, ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS PARCELS 7 & 8 HOMEOWNER'S ASSOCIATION (HOA).

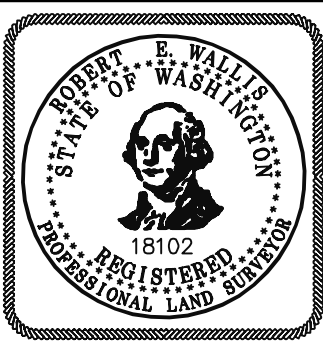


triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072  
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JOB NO 14-134

SHEET 2 OF 11



VOL/PG

# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS PARCEL 7 AND 8 HOMEOWNERS ASSOCIATION, RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, UNDER RECORDING NUMBER \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

## SURVEY NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. THE EASEMENTS NOTED AND/OR SHOWN HEREON ARE BASED ON PLAT CERTIFICATE FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0045977-06 DATED JULY 20, 2015 AT 8:00 AM. AND SUPPLEMENTAL COMMITMENTS THEREOF. (UPDATE 2ND GUARANTEE DATED JANUARY 11, 2016, SUPPLEMENT NO. 1 DATED AUGUST 5, 2016). SEE THE REFERENCED PLAT CERTIFICATE AND TALUS DIVISION A, MASTER PLAT, VOL 201 OF PLATS, PAGES 38-50, RECORDS OF KING COUNTY, WASHINGTON, FOR ALL OTHER MATTERS AFFECTING SUBJECT PROPERTY.
3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
  - A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT A 20' OFFSET FROM THE FRONT LOT CORNERS.
  - B) SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
  - C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT ALL REAR LOT CORNERS AND ANGLE POINTS.

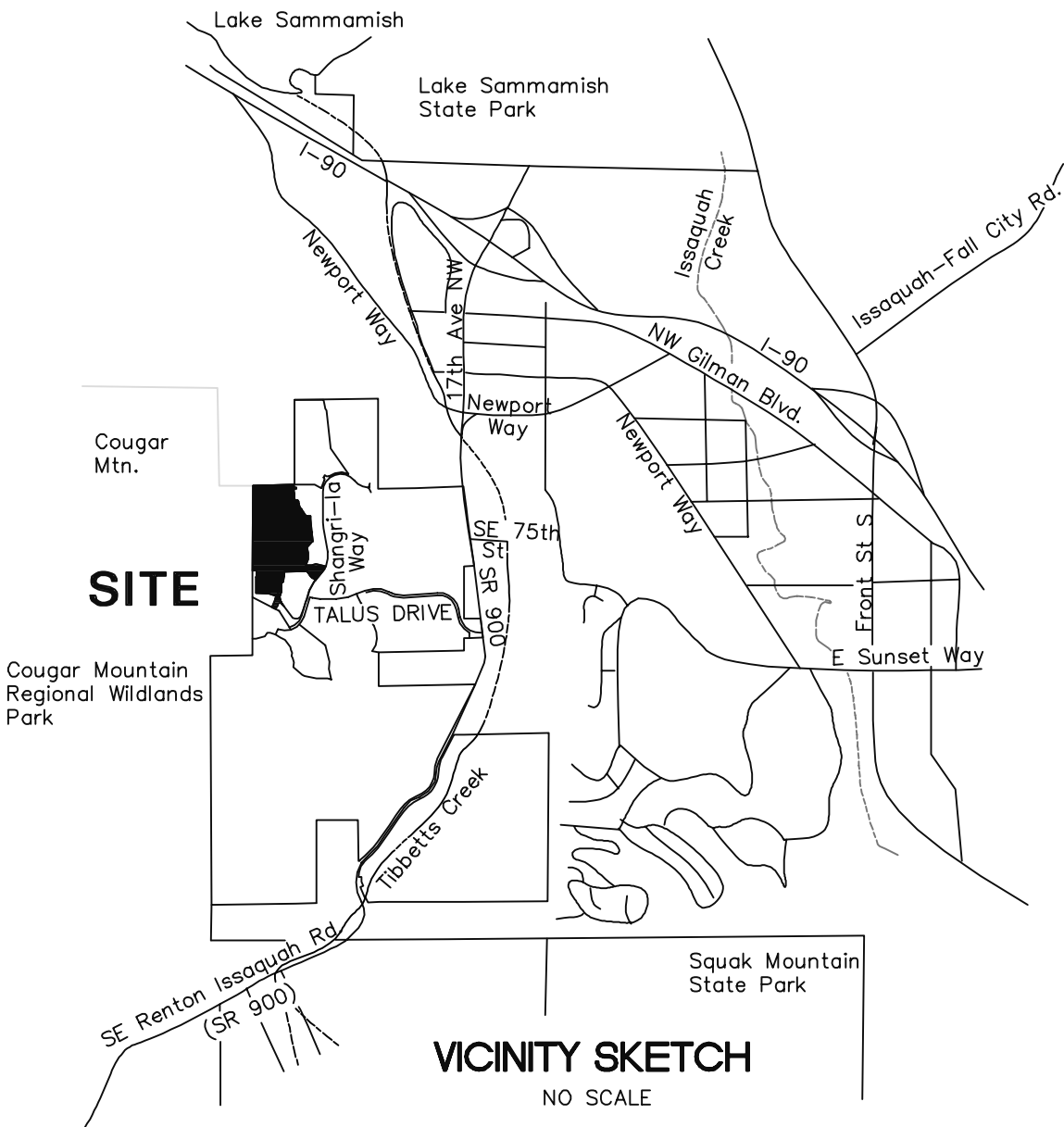
## TITLE RESTRICTIONS

THE FOLLOWING ITEMS PERTAIN TO SCHEDULE B OF THE PLAT CERTIFICATE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0045977-06 DATED JULY 20, 2015 AT 8:00 AM AND THE SUPPLEMENTAL COMMITMENTS THEREOF (UPDATE 2nd GUARANTEE DATED JANUARY 11, 2016, SUPPLEMENT NO. 1 DATED AUGUST 5, 2016).

1. THIS PROPERTY IS SUBJECT TO A DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010913001304 DATED SEPTEMBER 13, 2001 AND AS MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20031223001555, 20040416001050, 20050315001242 AND 20070710000991, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #1)
2. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF TELECOMMUNICATIONS FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20021010002642 DATED OCTOBER 10, 2002, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #2)
3. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20021010001646 DATED OCTOBER 10, 2002, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #3)
4. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030121002122 DATED JANUARY 21, 2003, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #4)
5. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF STRUCTURAL RETAINING WALLS, MAINTAINING SLOPES, STORM DRAINAGE FACILITIES, AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040416001054 DATED APRIL 16, 2004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #5)
6. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20041004000027 DATED OCTOBER 4, 2004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #6)
7. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20070904001683 DATED SEPTEMBER 4, 2007, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #7)
8. THIS PROPERTY IS SUBJECT TO MINERAL RESERVATIONS AND EXCEPTIONS CONTAINED IN DEEDS GRANTED BY NORTHERN PACIFIC RAILROAD COMPANY, RECORDED UNDER RECORDING NUMBERS 212072 AND 212073, AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703160431. (PARAGRAPH #8)
9. THIS PROPERTY IS SUBJECT TO DEDICATION, COVENANTS, RESTRICTIONS, NOTES AND EASEMENT, ALL AS CONTAINED IN THE PLAT OF TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, UNDER RECORDING NUMBER 20010815000871, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #9)
10. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP02-001EV, RECORDED UNDER RECORDING NUMBER 20030623900013, BEING AN AMENDMENT OF RECORDING NUMBER 20030226900037, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #10)
11. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-001-EV, RECORDED UNDER RECORDING NUMBER 20040301900017, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #11)
12. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-002-EV, RECORDED UNDER RECORDING NUMBER 20050126900005, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #12)
13. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA06-003-EV, RECORDED UNDER RECORDING NUMBER 20061215900004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #13)
14. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA13-0004, RECORDED UNDER RECORDING NUMBER 20140409900010, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #14)
15. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT AS DISCLOSED BY SAID INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010914001232 DATED SEPTEMBER 14, 2001, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #15)
16. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT AS DISCLOSED BY SAID INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010924001305 DATED SEPTEMBER 24, 2001 AND AMENDED AND/OR MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20031223001554, 20040416001051, 20050628000474, 20051213002703, 20070628001260 AND 20070710000990, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #16)
17. THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF A PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9606170285 DATED JUNE 17, 1996, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #17)
18. THIS PROPERTY IS SUBJECT TO A MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20000209001923 DATED FEBRUARY 9, 2000, RECORDS OF KING COUNTY, WASHINGTON. SAID MEMORANDUM DISCLOSES THAT THE EAST VILLAGE PROPERTY IS SUBJECT TO THE COUGAR MOUNTAIN EAST VILLAGE DEVELOPMENT AGREEMENT, DATED DECEMBER 6, 1999, AND AS AMENDED THEREAFTER BY DOCUMENTS ON FILE WITH THE CITY OF ISSAQUAH'S MAJOR DEVELOPMENT REVIEW TEAM. (PARAGRAPH #18)

## TITLE RESTRICTIONS (CONTINUED)

19. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY, INC., FOR THE PURPOSE OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150807000446, DATED AUGUST 8, 2015, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #24)
20. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF TALUS 7 & 8 INVESTMENT, LLC, FOR THE PURPOSE OF CONSTRUCTION OF A WATER LINE ACROSS ADJOINING PARCEL 9 OF BOUNDARY LINE ADJUSTMENT NO. LLA 13-00004, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150922000021, DATED SEPT. 22, 2015, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #25)

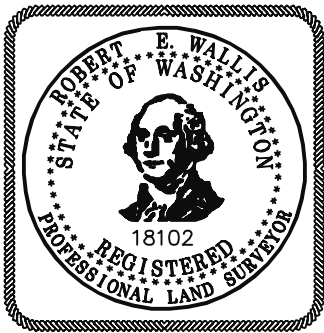


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JOB NO 14-134

SHEET 3 OF 11





## VOL/PG

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	24.50'	38.48'
C2	91°02'30"	27.50'	43.70'
C3	45°19'00"	128.50'	101.63'
C4	27°23'20"	206.50'	98.71'
C5	41°10'15"	18.50'	13.29'
C6	21°35'37"	24.50'	9.23'
C7	10°29'07"	1096.00'	200.57'
C8	34°48'46"	325.00'	197.47'
C9	47°3'12"	319.50'	23.53'
C10	8°31'12"	120.00'	17.84'
C11	18°25'03"	124.85'	40.13'
C12	44°44'55"	146.50'	114.42'
C13	57°23'02"	168.50'	168.76'
C14	19°40'00"	60.00'	20.59'
C15	19°40'00"	60.00'	20.59'
C16	8°47'58"	175.50'	26.95'
C17	21°46'59"	25.00'	9.50'
C18	12°52'11"	136.50'	30.66'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N02°02'58"E	41.03'
L2	N87°57'02"W	30.82'
L3	S02°02'58"W	21.00'
L4	S87°57'02"E	37.35'
L5	N00°16'27"E	41.30'
L6	N15°43'17"W	27.22'
L7	N00°16'27"E	84.47'
L8	N89°43'33"W	13.00'
L9	S00°16'27"W	6.00'
L10	N00°16'27"E	30.68'
L11	N02°00'24"E	6.63'
L12	N87°59'35"W	59.98'
L13	N02°00'24"E	47.84'
L14	N08°28'43"W	140.93'
L15	N75°18'27"E	15.07'
L16	N42°58'50"E	114.78'
L17	N05°55'41"W	82.48'
L18	N89°38°20"W	86.89'
L19	S74°37'01"W	65.16'
L20	N74°37'12"W	157.42'
L21	N41°52'17"E	178.44'
L22	S54°56'35"E	84.06'
L23	S32°12'53"E	103.26'
L24	N06°49'30"E	158.63'
L25	N67°59'17"E	31.13'
L26	N22°44'12"E	46.46'
L27	N34°38'50"W	50.89'
L28	S34°38'50"E	10.51'
L29	N61°02'58"E	46.62'
L30	N04°11'52"E	19.68'
L31	N35°25'42"E	28.63'
L32	S61°25'39"E	61.29'
L33	S26°25'26"W	112.52'
L34	S18°34'34"E	9.90'
L35	S26°25'26"W	59.86'
L36	S69°59'56"E	120.72'
L37	S47°04'13"W	19.09'
L38	S02°04'13"W	70.85'
L39	S42°55'47"E	15.33'
L40	S87°55'47"E	52.66'

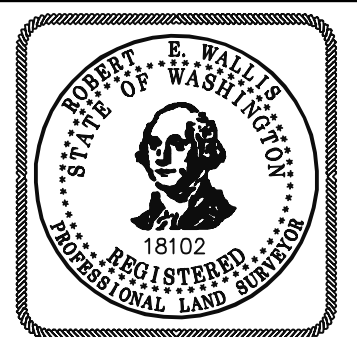
**NOTE:** FOR SECTION BREAKDOWN AND OTHER SUBDIVISIONAL INFORMATION, SEE TALUS DIVISION A, A MASTER PLAT, VOLUME 201 OF PLATS, PAGES 38-50, KING COUNTY RECORDING NO. 20010815000871

REFERENCES (RECORDS OF KING COUNTY, WASHINGTON)

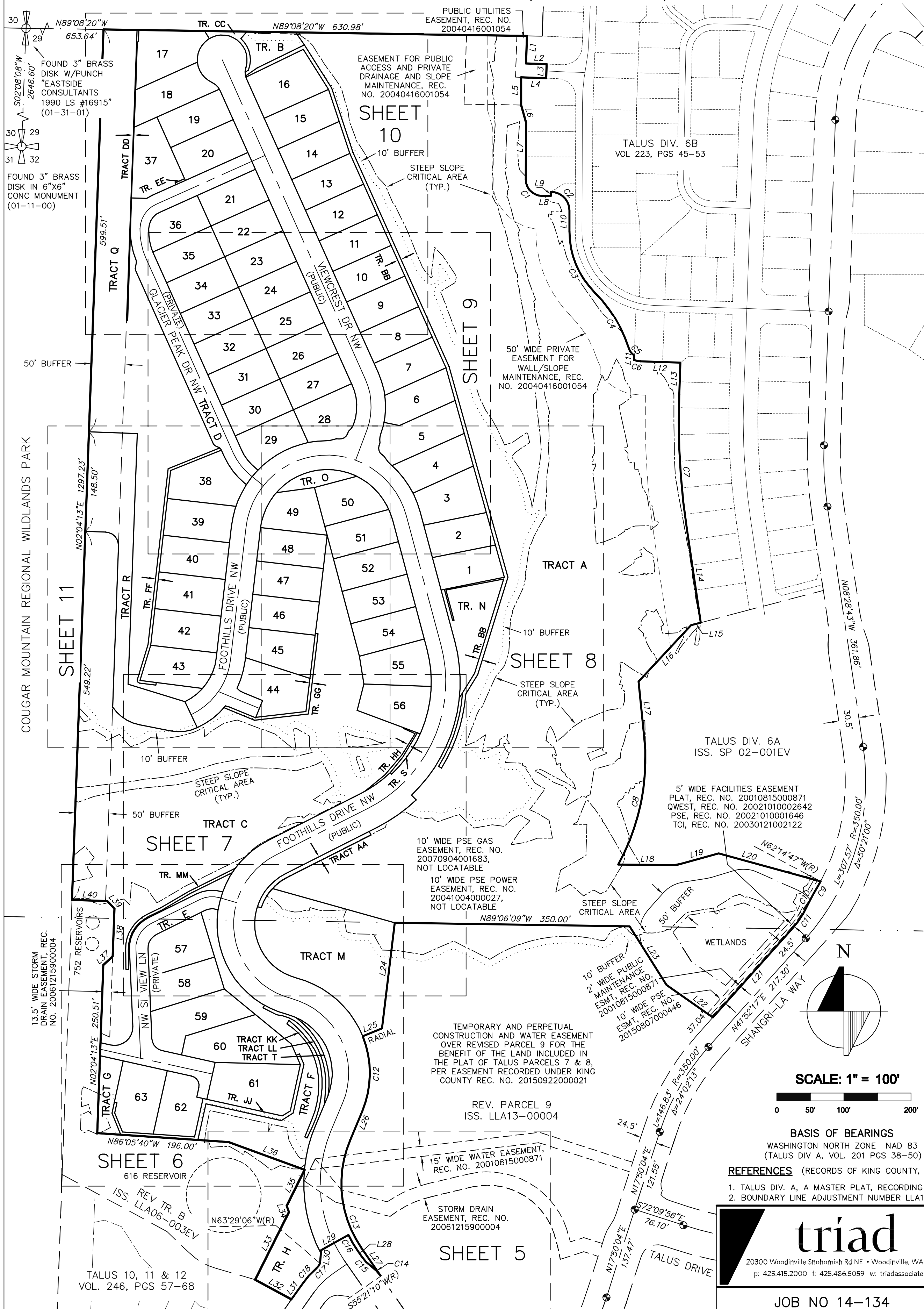
1. TALUS DIV. A, A MASTER PLAT, RECORDING NUMBER 20010815000871  
2. BOUNDARY LINE ADJUSTMENT NUMBER LLA13-00004, RECORDING NUMBER 20140409900010

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SHEET 4 OF 11



Vol /Pg

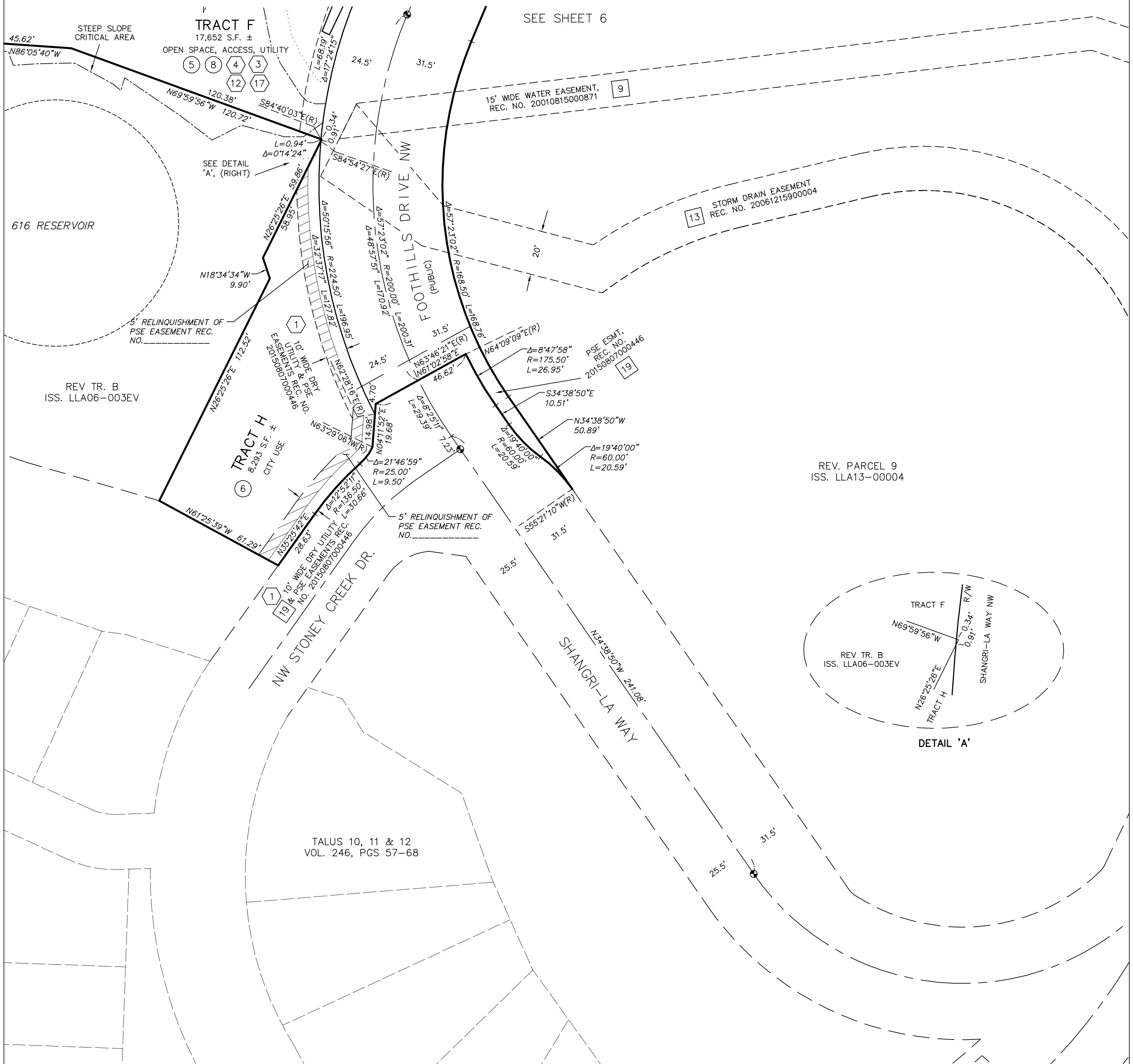


CITY OF ISSAQUAH FILE NO. FP15-00003

# TALUS PARCELS 7 & 8

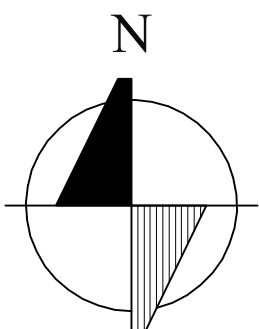
POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



## LEGEND

- FOUND EXISTING REBAR W/CAP
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER "TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER 18102 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
- ⊙ MONUMENT IN CASE
- SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2
- ⬡ SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2
- SEE NOTE NUMBER UNDER TITLE RESTRICTIONS ON SHEET 3
- (R) RADIAL BEARING
- PRWE PRIVATE WALL EASEMENT



SCALE: 1" = 30'

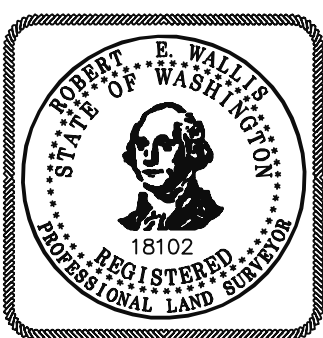


BASIS OF BEARINGS  
WASHINGTON NORTH ZONE NAD 83  
(TALUS DIV A, VOL. 201 PGS 38-50)

CITY OF ISSAQUAH FILE NO. FP15-00003

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SHEET 5 OF 11

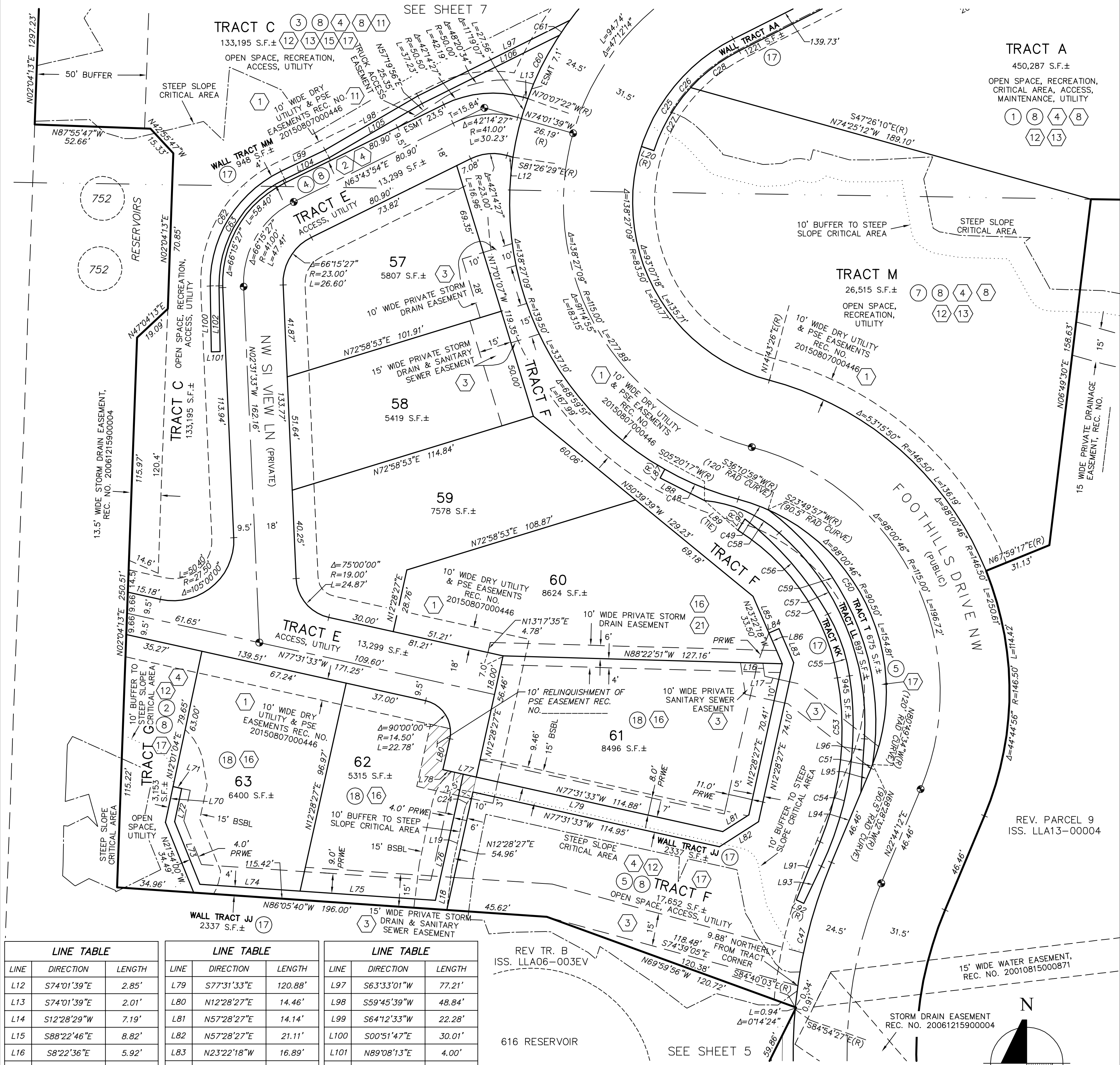


VOL/PG

# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



LINE TABLE		
LINE	DIRECTION	LENGTH
L12	S74°01'39"E	2.85'
L13	S74°01'39"E	2.01'
L14	S12°28'29"W	7.19'
L15	S88°22'46"E	8.82'
L16	S8°22'36"E	5.92'
L17	S77°31'33"E	6.55'
L18	N7°02'37"E	18.80'
L19	N12°01'04"E	27.70'
L20	N72°09'16"W	6.00'
L70	S12°01'04"W	16.65'
L71	S77°58'56"E	4.00'
L72	N12°01'04"E	15.43'
L73	N21°54'00"W	30.76'
L74	S86°05'40"E	45.76'
L75	S86°05'40"E	61.69'
L76	N12°28'27"E	58.82'
L77	N77°31'33"W	15.50'
L78	S77°31'33"E	9.50'

LINE TABLE		
LINE	DIRECTION	LENGTH
L79	S77°31'33"E	120.88'
L80	N12°28'27"E	14.46'
L81	N57°28'27"E	14.14'
L82	N57°28'27"E	21.11'
L83	N23°22'18"W	16.89'
L84	S66°37'42"W	5.00'
L85	S23°22'18"E	18.22'
L86	S23°22'18"E	15.27'
L87	S29°33'40"W	4.44'
L88	N62°59'05"W	22.68'
L89	S48°23'02"E	20.39'
L90	S32°05'42"W	6.06'
L91	N22°11'09"E	28.59'
L92	N64°36'24"W	3.72'
L93	S25°23'36"W	18.71'
L94	N22°44'12"E	34.62'
L95	N22°44'12"E	11.84'
L96	N3°44'15"E	24.38'

LINE TABLE			
LINE	DIRECTION	LENGTH	
L97	S63°33'01"W	77.21'	
L98	S59°45'39"W	48.84'	
L99	S64°12'33"W	22.28'	
L100	S00°51'47"E	30.01'	
L101	N89°08'13"E	4.00'	
L102	S00°51'47"E	30.01'	
L103	S64°12'33"W	22.43'	
L104	S59°45'39"W	48.87'	
L105	S63°33'01"W	69.79'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	37°28'49"	9.92'	6.49'
C25	45°19'51"	83.50'	66.06'
C26	45°19'51"	77.50'	61.32'
C27	24°43'06"	77.50'	33.43'
C28	20°36'45"	77.50'	27.88'
C47	17°24'15"	224.50'	68.19'
C48	14°50'14"	139.50'	36.12'
C49	9°06'30"	90.50'	14.39'

C50	87°41'32"	90.50'	138.51'
C51	1°12'44"	90.50'	1.91'
C52	47°48'44"	100.00'	83.45'
C53	32°16'44"	135.00'	76.06'
C54	33°58'36"	150.00'	88.95'
C55	21°26'15"	80.00'	29.93'
C56	22°05'31"	150.00'	57.84'
C57	52°22'30"	115.00'	105.12'
C58	36°01'29"	60.00'	37.72'
C59	62°59'26"	120.00'	131.93'
C60	13°13'11"	139.50'	32.19'
C61	3°25'00"	139.50'	8.32'
C62	65°04'20"	57.00'	64.74'
C63	65°04'20"	53.00'	60.19'

LEGEND SEE SHEET 5 FOR LEGEND

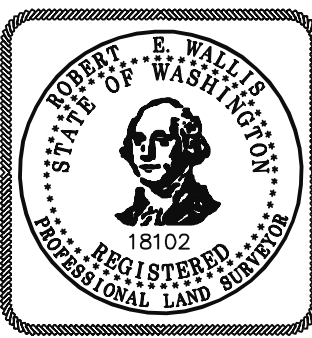
BASIS OF BEARINGS  
WASHINGTON NORTH ZONE NAD 83  
(TALUS DIV A, VOL. 201 PGS 38-50)

SCALE: 1" = 30'



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SHEET 6 OF 11



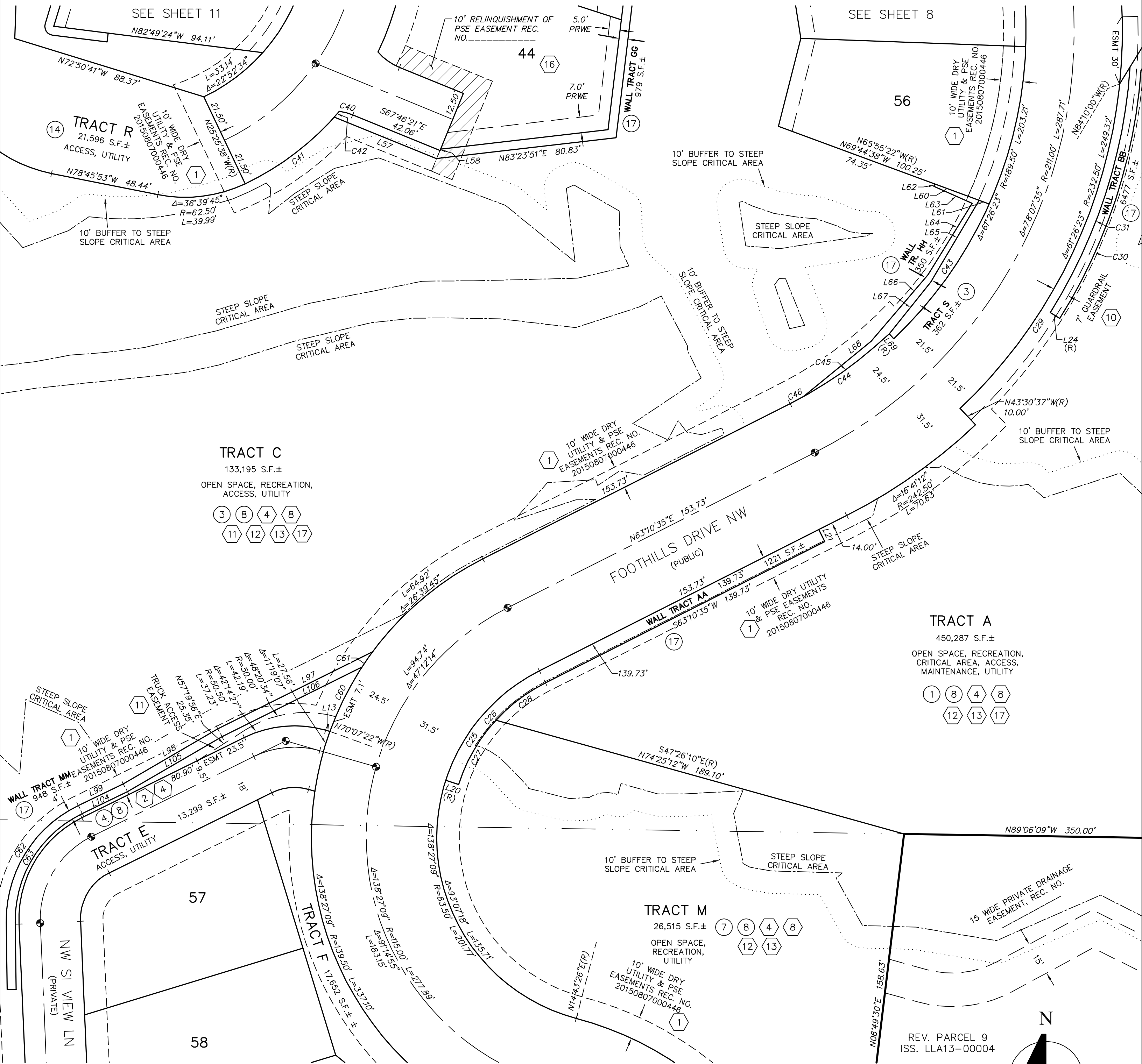
VOL/PG



# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



LINE TABLE		
LINE	DIRECTION	LENGTH
L13	S74°01'39"E	2.01'
L20	N72°09'16"W	6.00'
L21	N26°49'25"W	6.00'
L24	S57°53'01"E	5.00'
L57	S67°46'21"E	49.10'
L58	N22°13'39"E	0.65'
L60	S69°44'38"E	21.17'
L61	S69°44'38"E	4.73'
L62	S20°15'22"W	1.14'
L63	S66°12'53"E	18.73'
L64	S31°42'54"W	37.56'

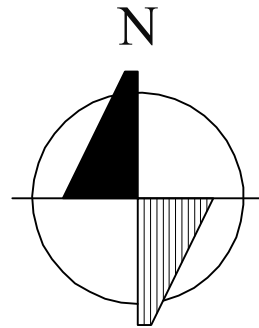
LINE TABLE		
LINE	DIRECTION	LENGTH
L65	N30°37'25"E	42.40'
L66	S40°35'54"W	39.06'
L67	N38°47'47"E	29.65'
L68	N50°38'08"E	38.81'
L69	S43°30'37"E	3.00'
L97	S63°33'01"W	77.21'
L98	S59°45'39"W	48.84'
L99	S64°12'33"W	22.28'
L103	S64°12'33"W	22.43'
L104	S59°45'39"W	48.87'
L105	S63°33'01"W	69.79'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	45°19'51"	83.50'	66.06'
C26	45°19'51"	77.50'	61.32'
C27	24°43'06"	77.50'	33.43'
C28	20°36'45"	77.50'	27.88'
C29	40°39'23"	232.50'	164.98'
C30	27°55'10"	241.50'	117.68'
C31	28°12'52"	236.50'	116.46'
C40	15°24'19"	23.00'	6.18'
C41	22°46'14"	126.00'	50.08'
C42	1°31'29"	126.00'	3.35'
C43	22°24'45"	189.50'	74.13'
C44	16°41'12"	186.50'	54.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	14°33'15"	186.50'	47.37'
C46	2°07'57"	186.50'	6.94'
C60	13°13'11"	139.50'	32.19'
C61	3°25'00"	139.50'	8.32'
C62	65°04'20"	57.00'	64.74'
C63	65°04'20"	53.00'	60.19'

LEGEND SEE SHEET 5 FOR LEGEND

BASIS OF BEARINGS  
WASHINGTON NORTH ZONE NAD 83  
(TALUS DIV A, VOL. 201 PGS 38-50)

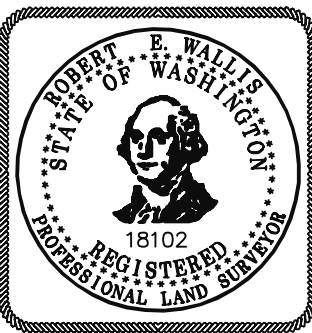


SCALE: 1" = 30'



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SHEET 7 OF 11



VOL/PG





TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



TRACT A  
450,287 S.F.±  
OPEN SPACE, RECREATION,  
CRITICAL AREA, ACCESS,  
MAINTENANCE, UTILITY

1 8 4 8  
12 13 17

TRACT Q  
64,600 S.F.±  
OPEN SPACE, RECREATION,  
ACCESS, UTILITY

8 19  
13 15  
17 18

TRACT D  
19,209 S.F.±  
ACCESS, UTILITY

1 2 4

TR. O 1,951 S.F. ±  
OPEN SPACE,  
RECREATION, UTILITY

8 9 13  
7 8 4

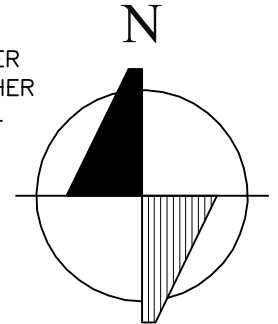
10' BUFFER TO STEEP  
SLOPE CRITICAL AREA

STEEP SLOPE  
CRITICAL AREA

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°00'07"	143.50'	2.51'
C2	17°19'38"	40.00'	12.10'
C3	76°24'07"	12.00'	16.00'
C4	22°33'45"	20.00'	7.88'
C5	8°42'50"	121.50'	18.48'
C6	17°19'30"	40.00'	12.10'
C7	76°24'08"	12.00'	16.00'
C8	23°32'25"	20.00'	8.22'
C22	45°00'00"	4.50'	3.53'
C23	45°00'00"	5.50'	4.32'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N31°25'36"W	3.45'
L2	S56°04'59"E	3.92'
L3	S20°19'07"W	3.84'
L4	S02°31'52"E	5.18'
L5	S72°03'51"W	3.45'
L6	N83°16'46"W	3.92'
L7	N20°19'07"E	3.84'
L8	N43°10'07"E	5.18'
L9	S69°09'27"E	5.76'
L10	S24°09'27"E	1.43'

- LEGEND**
- FOUND EXISTING REBAR W/CAP
  - SET REBAR W/CAP OR MAG NAIL W/LS WASHER "TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER 18102 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
  - ⦿ MONUMENT IN CASE
  - SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2
  - ⬡ SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2
  - SEE NOTE NUMBER UNDER TITLE RESTRICTIONS ON SHEET 3
  - (R) RADIAL BEARING
  - PRWE PRIVATE WALL EASEMENT

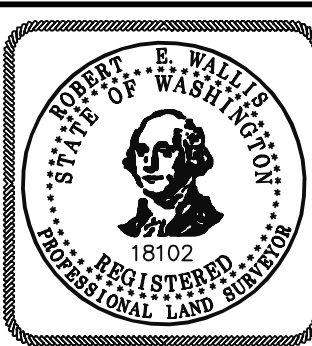


**BASIS OF BEARINGS**  
WASHINGTON NORTH ZONE NAD 83  
(TALUS DIV A, VOL. 201 PGS 38-50)



**triad**  
20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072  
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JOB NO 14-134  
SHEET 9 OF 11



VOL/PG

# TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

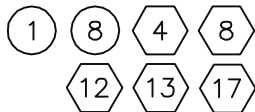
VOL/PG



LINE TABLE		
LINE	DIRECTION	LENGTH
L30	N55°33'45"E	21.02'
L31	N55°33'45"E	6.05'
L32	N35°00'18"W	22.94'
L33	N31°20'17"W	13.38'
L34	N2°04'13"E	16.53'
L35	N34°59'09"E	2.86'
L36	N1°54'17"E	70.24'
L37	S2°20'21"W	55.87'
L38	N2°06'27"E	105.29'
L39	S87°55'47"E	1.50'
L40	S1°51'23"W	127.21'
L41	S87°55'47"E	22.43'
L42	S24°09'27"E	3.00'
L43	N65°50'33"E	15.54'
L44	N24°09'27"W	3.00'
L45	N65°50'33"E	15.54'
L46	S1°51'23"W	55.34'

## TRACT A

450,287 S.F.±  
OPEN SPACE, RECREATION,  
CRITICAL AREA, ACCESS,  
MAINTENANCE, UTILITY



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	41°24'35"	25.00'	18.07'
C10	41°24'35"	25.00'	18.07'
C11	4°24'31"	25.00'	1.92'
C12	7°06'31"	25.00'	3.10'
C13	34°19'42"	25.00'	14.98'
C14	7°04'52"	25.00'	3.09'
C15	9°56'35"	55.50'	9.63'
C16	64°11'04"	28.00'	31.37'
C17	25°48'56"	87.00'	39.20'
C18	23°22'58"	87.00'	35.51'

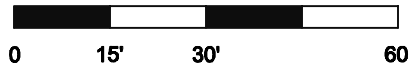
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	2°25'58"	87.00'	3.69'
C20	33°43'58"	4.50'	2.65'
C21	35°00'00"	4.50'	2.75'
C22	45°00'00"	4.50'	3.53'
C23	45°00'00"	5.50'	4.32'
C32	12°23'33"	25.00'	5.41'
C33	17°29'59"	25.00'	7.64'
C34	69°44'56"	42.00'	51.13'
C35	138°35'24"	37.00'	89.50'
C36	19°28'01"	114.50'	38.90'

## LEGEND

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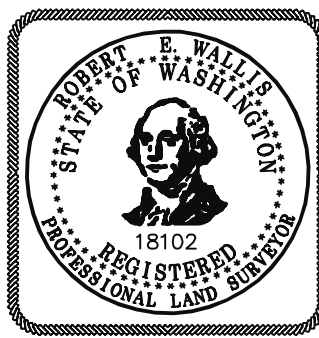
BASIS OF BEARINGS  
WASHINGTON NORTH ZONE NAD 83  
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SCALE: 1" = 30'



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JOB NO 14-134  
SHEET 10 OF 11



VOL/PG

TALUS PARCELS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

COUGAR MOUNTAIN REGIONAL WILDLANDS PARK



LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S24°09'27"E	1.43'
L11	S24°09'27"E	11.12'
L47	S82°49'24"E	24.45'
L48	S7°10'36"W	4.00'
L49	S82°49'24"E	24.45'
L50	S7°13'53"W	50.00'
L51	N6°50'40"E	64.83'
L52	N6°50'40"E	49.50'
L53	N7°13'53"E	47.32'
L54	N82°46'07"W	3.98'

LINE TABLE		
LINE	DIRECTION	LENGTH
L55	S6°50'40"W	114.33'
L56	N7°13'53"E	2.68'
L57	S67°46'21"E	49.10'
L58	N22°13'39"E	0.65'
L59	N22°13'39"E	26.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	45°00'00"	4.50'	3.53'
C37	16°48'01"	5.50'	1.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C38	28°11'59"	5.50'	2.71'
C39	99°43'47"	4.00'	6.96'
C40	15°24'19"	23.00'	6.18'
C41	22°46'14"	126.00'	50.08'
C42	1°31'29"	126.00'	3.35'

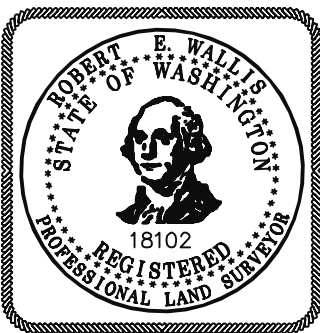
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SHEET 11 OF 11



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